

TRUSTEE COMMITTEE MEETING –January 22, 2025

The meeting was called to order by Lonnie Mosley at 6:30 p.m. Roll call was taken, showing a quorum present as follows.

Members Attended:

Lonnie Mosley
Scott Greenwald
Andy Bittle
Courtney Moore
Marty Crawford
Harry Hollingsworth
Roy Mosley, Jr.

Members Absent

Others Attending:

Whitney Strohmeier Tax Agent Office
Keith St. Pierre, Tax Agent Office
Mae Brown, Citizen

1. MINUTES:

A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to approve the minutes of the December 11, 2024, Trustee Committee Meeting. Motion carried.

2. TAX AGENT'S REPORTS AND RESOLUTIONS:

- a. **Revolving Account Activity:** The Revolving Account Activity Report for December 2024 shows a Beginning Balance of \$216,649.56, Receipts of \$3,998.56, Total Disbursements of \$0.00, Allocated Pool Interest in the amount of \$509.49 with a Balance at Month End of \$221,157.61.
- b. **Payment Account Activity:** The Payment Account Activity Report for December 2024 shows a Beginning Balance of \$590,629.33 and a Balance at Month End of \$611,935.93.
- c. **Monthly Redemption Reports:**
The Real Estate Monthly Redemption Report for December 2024 shows the Amount of Penalty as \$15,579.93, the Amount of Tax as \$124,670.69, Year to Date Totals of the Amount of Penalty as \$261,618.90 and the Year-to-Date Amount of Tax as \$1,232,762.19. The Total Collected Year to Date is \$1,494,381.09.

The Mobile Home Monthly Redemption Report for December 2024 shows the Amount of Penalty as \$2,519.67, the Amount of Tax as \$6,585.95, Year to Date Totals of the Amount of Penalty as \$13,618.04 and the Year-to-Date Amount of Tax as \$38,942.38. The Total Collected Year to Date is \$52,560.42.
- d. **Monthly Resolution List:** During the month of January 2025 there were 50 resolutions presented to the Committee for consideration showing a Total Collected of \$139,737.27; total to County Clerk of \$2,518.40; total to Auctioneer of \$0.00, total to Recorder of Deeds \$2,166.25, total to Agent of \$35,401.25, Misc. Overpayment fee \$125.50, total to County Treasurer of \$99,525.87 and a total to County of \$104,210.52.
- e. **Update Report:** None
- f. **Auction Report:** None

A motion was made by Mr. Greenwald and seconded by Mr. Moore to approve the tax agent reports. Motion carried.

3. **VISITORS' REQUESTS:**

- a. **Down Payment Accounts:** Mr. Strohmeier presented a list of accounts on which down payments have been paid and a six (6) month time payment extension granted. A motion was made by Mr. Crawford and seconded by Mr. Bittle to accept the down payments and extensions. Motion carried.
- b. **Payment in Full Accounts:** Mr. Strohmeier presented a list of the accounts paid in full.
- c. **Rosanda Suggs:** Ms. Suggs requested a reinstatement with time payments on account #201900839. The property is located at 1119 N. 43rd Street in Washington Park. The account is delinquent in taxes in the amount of \$23,631.02. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$1,200 and to pay \$3,508 by 1/31/25 and approve a six (6) month extension. Motion carried.

Ms. Suggs requested a reinstatement with time payments on account #201900841. The property is located at 1125 N. 43rd Street in Washington Park. The account is delinquent in taxes in the amount of \$1,766.61. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Moore to accept a down payment of \$335 and approve a six (6) month extension. Motion carried.

- d. **Kenneth Brown and Derissa Davis:** Mr. Brown & Ms. Davis requested a reinstatement with time payments on account #201804191. The property is located at 4701 Forest Boulevard in Washington Park. The account is delinquent in taxes in the amount of \$11,682.33. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Crawford to accept a down payment of \$1,300 and to pay \$1,018 by April auction and pull from the auction and schedule for April auction. Motion carried.
- e. **Macy Warr by DiMario Cason:** Ms. Warr requested a reinstatement with time payments on account #201402399. The property is located at 3308 Converse Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$1,687.84. The property is in auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$350 and approve a six (6) month extension. Motion carried.

Ms. Warr requested a reinstatement with time payments on account #201901783. The property is located at 3308 Converse Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$3,820.59. The property is in auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$750 and approve a six (6) month extension. Motion carried.

- f. **Demond Hughes:** Mr. Hughes requested a reinstatement with time payments on account #201500970. The property is located at 1807 N. 43rd Street in East St. Louis. The account is delinquent in taxes in the amount of \$4,388.16. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Greenwald to accept a down payment of \$854 and approve a six (6) month extension. This will be the last extension given. Motion carried.
- g. **ZS III LLC:** ZS III LLC requested a reinstatement with time payments on account #201501274. The property is located at 1333 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$24,092.42. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Bittle to remove from auction and schedule for April auction and to pay \$6,000 total on account #201501274, #201600839 and #201600840 by 4/25/25. Motion carried.

ZS III LLC requested a reinstatement with time payments on account #201600839. The property is located at 1333 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$1,378.28. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Bittle to remove from auction and schedule for April auction and to pay \$6,000 total on account #201501274, #201600839 and #201600840 by 4/25/25. Motion carried.

ZS III LLC requested a reinstatement with time payments on account #201600840. The property is located at 1333 Kingshighway in Washington Park. The account is delinquent in taxes in the amount of \$1,378.28. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Bittle to remove from auction and schedule for April auction and to pay \$6,000 total on account #201501274, #201600839 and #201600840 by 4/25/25. Motion carried.

- h. **Lakecia Carraway/Cole by Nancy Beanion:** Ms. Cole requested a reinstatement with time payments on account #201202002. The property is located at 742 N. 38th Street in East St. Louis. The account is delinquent in taxes in the amount of \$19,650.88. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$5,695 for account #201501951 and approve a six (6) month extension for both accounts. Motion carried.

Ms. Cole requested a reinstatement with time payments on account #201501951. The property is located at 409 Beachland Place in Cahokia Heights. The account is delinquent in taxes in the amount of \$9,007.30. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Crawford to accept a down payment of \$5,695 and approve a six (6) month extension for both accounts. Motion carried.

- i. **Tee White:** Mr. White requested a reinstatement with time payments on account #201402478. The property is located at 4706 McCasland Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$7,117.57. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept a down payment of \$1,100 and to pay \$300 by 1/31/25 and approve a six (6) month extension. Motion carried.

Mr. White requested a reinstatement with time payments on account #2014024485. The property is located at 4719 McCasland Avenue in Cahokia Heights. The account is delinquent in taxes in the amount of \$5,613.72. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Hollingsworth to accept no down payment and to pay \$1,104 by 1/31/25 and approve a six (6) month extension. Motion carried.

- j. **Rufus Flagg:** Mr. Flagg requested an extension with time payments on account #201002244. The property is located at 2721 Bond Avenue in East St. Louis. The account is delinquent in taxes in the amount of \$1,245.03. No action taken.

- k. **The House of Mary Corp by Natasha Patterson:** The House of Mary Corp is interested in purchasing three vacant lots located at 1913, 1915 and 1917 Lawrence Avenue in East St. Louis. They have applied for a Corporation for Supportive Housing grant to be able to build 40 units for low income, homeless and those with mental health issues which they will be notified if they receive around February 19. The committee decided to schedule for the properties to be in the next auction.

- l. **Jesse Henley:** Mr. Henley requested a reinstatement with time payments on account #201600847. The property is located at 1103 N. 44th Street in Washington Park. The account is delinquent in taxes in the amount of \$21,127.89. The property is in the auction. A motion was made by Mr. Hollingsworth and seconded by Mr. Mosley, Jr. to accept no down payment and to pay \$4,207 by 1/23/25 and approve a six (6) month extension. Motion carried.

- m. **Valana Dale:** Ms. Dale requested a reinstatement with time payments on account #201804232. The property is located at 2015 N. 58th Street in Washington Park. The account is delinquent in taxes in the amount of \$3,878.31. The property is in the auction. A motion was made by Mr.

Greenwald and seconded by Mr. Moore to pay \$757 by 1/31/25 and approve a six (6) month extension. Motion carried.

- n. **Hazel Jamerson:** Ms. Jamerson requested a reinstatement with time payments on account #201601360. The property is located at 630 N. 40th Street in East St. Louis. The account is delinquent in taxes in the amount of \$6,004.90. The property is in the auction. A motion was made by Mr. Moore and seconded by Mr. Hollingsworth to accept a down payment of \$3,000 and approve a six (6) month extension. Motion carried.
- o. **Dion Garrett and Timiki Adams:** Mr. Garrett and Ms. Adams requested a reinstatement with time payments on account #201901519. The property is located at 830 N. 84th Street in East St. Louis. The account is delinquent in taxes in the amount of \$8,838.43. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,900 and approve a six (6) month extension. Motion carried.

Mr. Garrett requested a reinstatement with time payments on account #201801221. The property is located at 539 N. 80th Street in East St. Louis. The account is delinquent in taxes in the amount of \$7,784.85. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,550 and approve a six (6) month extension. Motion carried.

- p. **Derrick Olunloyo and Brandon Jeffries by Stephen Olunloyo:** Mr. Olunloyo and Mr. Jeffries requested a reinstatement with time payments on account #201602895. The property is located at 1321 Richard Drive in Cahokia Heights. The account is delinquent in taxes in the amount of \$7,892.17. The property is in the auction. A motion was made by Mr. Crawford and seconded by Mr. Moore to accept a down payment of \$1,560 and approve a six (6) month extension. Motion carried.

4. **DEMOLITION PROGRAM:**

Chairman Mosley stated that the demolition coordinator was not present. Chairman Mosley asked if there was an update on the houses that the City of East St. Louis tore down that are owned by the County. Mr. Strohmeyer said we had no update and asked if Shanelle was the point of contact still. Mr. Mosley, Jr. said she is not and suggested reaching out to Alvin Parks or the demolition coordinator Julian Crockett. Mr. Strohmeyer said our concern would be if they are using grant money, what do they do with them, and place liens on the properties which they can do or do they want us to sell them. Mr. Mosley, Jr. said they have an active list of properties they are demolishing and if it is owned by the County and they get to it first then we can send options to them to get proper documentation. Chairman Mosley said what is this agreement that County owned properties can be torn down. Chairman Mosley said were they wrong for doing it. Mr. Strohmeyer said yeah we need to know what they are doing because if we sell the property to someone they could be responsible for additional cost.

5. **OTHER BUSINESS:**

Mr. Strohmeyer said Darren Wilson bought a property in the auction at 307 St. Leonard Drive Cahokia Heights. Mr. Strohmeyer said before Mr. Wilson received the deed to the property the neighboring house burnt to the ground and caused damaged to property Mr. Wilson purchased. Mr. Strohmeyer said Mr. Wilson would still like the property but asked for a refund. Mr. Strohmeyer said the options for the committee to take are to do nothing, meet him halfway or allow him to walk away, which would mean Mr. Wilson would have to deed the property back to us. Mr. Strohmeyer said in his time in the office that we have never done a partial refund. The committee decided to take no action.

Mr. Strohmeyer said Robert Moore who has asked the committee for several years to put up tents on parcels that were the old Christian Welfare Hospital has inquired about purchasing those parcels. Mr. Strohmeyer said for some background information demolition funds were used to tear it down back in late 2000's and cost approximately \$1 million. Chairman Mosley said he was in favor. Mr. Mosley, Jr. said many parcels in East St. Louis that they are looking for industrial sites. Mr. Mosley, Jr. said nonprofits do not pay anything on taxes. Mr. Mosley, Jr. said the city has great plans and have developers looking to use this site. Mr. Mosley, Jr. said we should not approve of this sale as they would not be paying any taxes on a huge piece of land. Mr. Greenwald asked how big of a piece of land is it. Mr. Moore said it is probably about 2 acres. Mr. Strohmeyer and Mr. Mosley, Jr. agreed. A motion was made by Mr. Crawford. Chairman Mosley asked for a roll call vote. Roll call vote is as follows; Greenwald – yes, Bittle – yes, Crawford – yes, Moore – yes, Hollingsworth – present, and Mosley, Jr. – present. Motion carried.

Mr. Strohmeyer said the effort by the committee to tighten up the amount of extensions given to people over the last few years has been great. Mr. Strohmeyer said tonight we have some older accounts from 2012, 2015 and 2018. Mr. Strohmeyer said this summer's auction will be the 2021 taxes payable in 2022 because it is a three year process. Mr. Strohmeyer said currently in the trustee ordinance there is nothing about a max extension, do we need to draft something to include a max extension. Mr. Bittle said he would be okay with that but if they are making monthly payments. Mr. Bittle said LLC businesses shouldn't be given extensions especially ones that are in real estate business. Mr. Moore said they should be allowed to be given an extension because you never know what is going on. The committee has made the decision to keep it case by case and to continue to work towards the future.

6. **ADJOURNMENT:**

A motion was made by Mr. Bittle and seconded by Mr. Greenwald to adjourn at 8:15 p.m. Motion carried.

Respectfully submitted,

Lonnie Mosley, Chairman, St. Clair County Trustee Committee